

\$6,290,425 - Tbd Old Tx-6, Van Alstyne

MLS® #21013317

\$6,290,425

0 Bedroom, 0.00 Bathroom,
Land on 66.22 Acres

Ramon Rubio Surv Ab #997, Van Alstyne, TX

Prime Acreage Opportunity Across from Chapel Creek Farms!
Discover the perfect blend of flexibility and location with this beautiful acreage parcel situated directly across from the sought-after Chapel Creek Farms residential development. Currently unzoned and located outside city limits, this property offers multiple potential uses—ideal for residential, commercial, or mixed-use development (buyer to verify). Enjoy the peace of the countryside with the convenience of being just minutes from local schools, shopping, and major thoroughfares. Whether you're looking to build your dream home, create a small business, or invest in future growth, this land offers endless possibilities in a fast-growing area.



Essential Information

MLS® #	21013317
Price	\$6,290,425
Bathrooms	0.00
Acres	66.22
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Old Tx-6
Subdivision	Ramon Rubio Surv Ab #997

City	Van Alstyne
County	Grayson
State	TX
Zip Code	75495

Amenities

Utilities	Co-op Electric, Co-op Water, Electricity Available, Outside City Limits
-----------	---

Exterior

Lot Description	Acreage
-----------------	---------

School Information

District	Van Alstyne ISD
Elementary	Van Alstyne
High	Van Alstyne

Additional Information

Zoning	Unzoned
--------	---------

Listing Details

Listing Agent	Siva Sankar Manukonda
Listing Office	R2 Realty LLC

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 21st, 2025 at 4:45am CST